

March 31, 2016

Barry Wood

Director Assessment Division

Department of Local Government Finance

Indiana Government Center North

100 North Senate Avenue N105(B)

Indianapolis, IN 46204

Dear Barry,

We have completed the 2016 Ratio Study for Crawford County. All Sales that were deemed valid were used, including multi-parcel sales. For Residential Improved and Residential Vacant studies we used valid sales from 1/1/2015 to 12/31/2015. For Commercial/Industrial Improved and Vacant Studies, we analyzed sales within the time frame of 1/1/2014 to 12/31/2015 to provide a better base in determining whether values needed to increase, decrease or stay the same. Based off of paired sales, we did not find it necessary to make time adjustments for the 2014 sales, for they are still representative of the current market value.

Residential/Agricultural Vacant

All townships were grouped together to create a better market comparison for vacant land sales due to similar economic factors. This allowed us to include all sales in a similar area, rather than basing land rates on one or two sales.

Residential/Agricultural Improved

For the Residential Improved Ratio Study, we grouped Boone, Johnson, Ohio, Sterling and Union Townships together due to similar economic factors and locations. Patoka, Jennings, Whiskey Run and Liberty Townships were analyzed individually. Adjustments were made where necessary to bring the median closer to 1.00.

Commercial/Industrial

Crawford County is a very rural county with fewer than 300 commercial and industrial parcels. Because of this, there are few sales to analyze. We grouped Commercial and Industrial properties, both vacant and improved, within each township together for developing trend factors. We feel this was a better way to represent the sales in the county, rather than having one sale stand on its own.

We did have an increase of 14% in Liberty Twp Com Imp of \$482,000. This was due to the construction of a new Dollar General Store on parcel 13-08-06-100-415.000-007. The improvement value of this parcel was an increase of \$505,100.

We also found a decrease of 43% in Liberty Twp Com Vacant. This is due to parcel 13-08-06-108-001.000-007. This parcel was assessed as residential improved for 2015 pay 2016. The house was torn down and this parcel is now part of the new Dollar General Store in Liberty Twp. The improvement value of the parcel was \$40,400.

Summary

Overall, we saw a slight increase in value within Crawford County. As for year two of cyclical reassessment, we reviewed Districts 008,010, and 012. District 011 was reviewed with the rest of Sterling Twp in 2015, this lead to a review of more than 25% of the county within one year. Sterling Twp District 011 will be reviewed again in Year 4 of the Cyclical Reassessment.

If you have any questions feel free to contact me.

Sincerely,

Tammy Procter